

# TO LET



Unit 4, 69 Woodhouse Road, Mansfield, Nottinghamshire NG18 2BB

### Prominent roadside retail unit

- To Let
- Newly constructed with completion due early 2019
- Prominent location on A60 Woodhouse Road
- Adjacent to One Stop Convenience, Subway and Woodhouse Fish and Chip Shop

For enquiries and viewings please contact:



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#### Location

The unit is located in a prominent position on the A60 Woodhouse Road in Mansfield. The A60 is the main route connecting the centre of Mansfield, to Mansfield Woodhouse and Worksop to the north.

Unit 4 sits adjacent to a popular local centre, alongside other occupiers One Stop Convenience Store, Subway and Woodhouse Fish and Chip Shop.

#### **Description**

The unit is currently under construction with completion due in early 2019.

The property will comprise a ground floor lock up retail unit of 678 sq ft (63 sq m) and will be finished to a shell specification to include W/C and small kitchenette.

The unit sits alongside a small local centre with parking for c.15 cars.

#### Accommodation

	Sq M	Sq Ft
Ground floor retail	63	678
Total	63	678

#### **Services**

We understand that electricity, water and drainage are available and connected.

Interested parties are to satisfy themselves to the availability of required services.

#### **Business Rates**

The unit will need to be assessed for rates by the rating authority upon completion of the construction.

#### Rent

£12,000 per annum exclusive.

#### **Service Charge**

A small service charge will be applicable for the maintenance and up keep of common parts of the estate.

#### **VAT**

VAT is applicable to the rent.

#### **Legal Costs**

Each party are to bear their own costs for this transaction.

#### **FP**(

An EPC will be commissioned on completion of the construction.

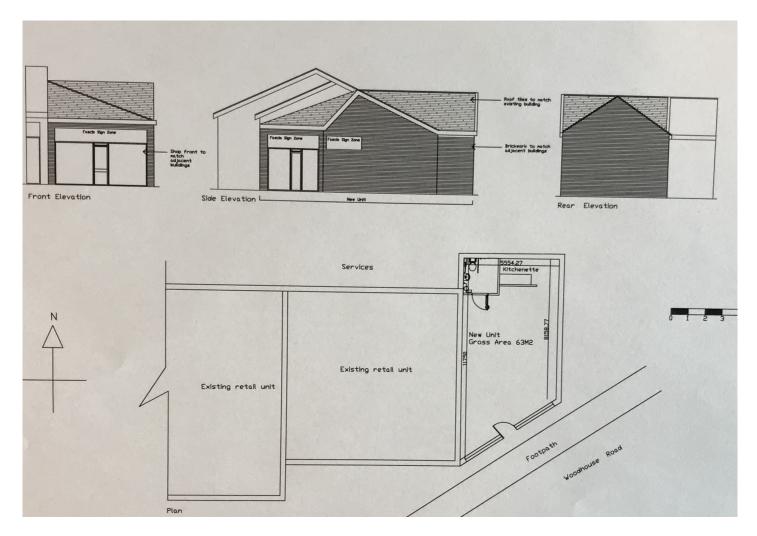
#### **Viewings**

By appointment only with sole agents.

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